

STATE OF IDAHO
DEPARTMENT OF WATER RESOURCES

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JAN 09 2014

WATER RESOURCES
WESTERN REGION

Notice of Change in Water Right Ownership

1. List the numbers of all water rights and/or adjudication claim records to be changed. If you only acquired a portion of the water right or adjudication claim, check "Yes" in the "Split?" column.

Water Right/Claim No.	Split?	Water Right/Claim No.	Split?	Water Right/Claim No.	Split?
63-31957	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐
	Yes ☐		Yes ☐		Yes ☐

2. Previous Owner's Name: City of Meridian
Name of current water right holder/claimant
3. New Owner(s)/Claimant(s): Bittercreek Meadows Subdivision Homeowners Association, Inc.
New owner(s) as listed on the conveyance document Name connector ☐ and ☐ or ☐ and/or
- 3891 W. Daisy Creek St. Meridian ID 83642
Mailing address City State ZIP
- 208-890-4342 _____
Telephone Email
4. If the water rights and/or adjudication claims were split, how did the division occur?
☐ The water rights or claims were divided as specifically identified in a deed, contract, or other conveyance document.
☐ The water rights or claims were divided proportionately based on the portion of their place(s) of use acquired by the new owner.
5. Date you acquired the water rights and/or claims listed above: October 1, 2013
6. If the water right described herein has been rented from the Water Supply Bank, rental proceeds will be disbursed in the following manner regardless of any arrangements between the buyer(s) and seller(s) to the contrary:
- Rental payments will go to the lessor(s) of record at the beginning of the rental season.
 - If a change in ownership is processed by the Department during a rental season, rental payment will be made to the person or entity who is the lessor of record at the beginning of that rental season.
 - New lessor(s) of record will receive payment after the following rental season.
7. This form must be signed and submitted with the following **REQUIRED** items:
- A copy of the conveyance document – warranty deed, quitclaim deed, court decree, contract of sale, etc. The conveyance document must include a legal description of the property or description of the water right(s) if no land is conveyed.
 - Plat map, survey map or aerial photograph which clearly shows the place of use and point of diversion for each water right and/or claim listed above (if necessary to clarify division of water rights or complex property descriptions).
 - Filing fee (see instructions for further explanation):
 - \$25 per *undivided* water right.
 - \$100 per *split* water right.
 - No fee is required for pending adjudication claims.

8. Signature: [Signature] Sec/Tres. Bittercreek Meadows HOA 1/7/14
Signature of new owner/claimant Title, if applicable Date

Signature: _____ _____ _____
Signature of new owner/claimant Title, if applicable Date

For IDWR Office Use Only:

Received by UG Date 1/9/14 Receipt No. W041757 Receipt Amt. 25-
Approved by RS Processed by LSing Date 6-12-14

ELECTRONICALLY RECORDED - DO NOT
REMOVE THE COUNTY STAMPED FIRST
PAGE AS IT IS NOW INCORPORATED AS
PART OF THE ORIGINAL DOCUMENT

Recording Requested By and
When Recorded Return to:

Bittercreek Meadows Subdivision Homeowners Association, Inc.
3891 W. Daisy Creek St.
Meridian, ID 83642

2164635

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WATER RESOURCES
WESTERN REGION

SPACE ABOVE THIS LINE FOR RECORDER'S USE ONLY

GRANT DEED

This Grant Deed is made effective this 1st day of October, 2013, between Bittercreek Meadows Water & Sewer Users Association, Inc. ("Grantor"), and Bittercreek Meadows Subdivision Homeowners Association, Inc., whose address is 3891 W. Daisy Creek St., Meridian, ID 83642 ("Grantee"), witnesseth:

That Grantor, for good and valuable consideration, the receipt whereof is hereby acknowledged, does, by these presents, grant, bargain, sell and convey unto Grantee and its successors and assigns forever, all the following described real estate situated in the County of Ada, State of Idaho:

SEE SCHEDULE I ATTACHED HERETO AND INCORPORATED HEREIN.

Together with all and singular the tenements, hereditaments, and appurtenances thereunto belonging or in anywise appertaining, the rents, issues and profits thereof; and all estate, right, title and interest in and to the property, as well in law as in equity, except as expressly provided otherwise herein.

To have and to hold, all and singular the above-described premises together with the appurtenances unto Grantee and its heirs and assigns forever.

Grantor's covenants or warranties with respect to title, express or implied, are subject to any and all easements, restrictions, agreements and encumbrances of record as of the date of this instrument.

GRANTOR:

By: James L. Jewett
Its: President

STATE OF IDAHO

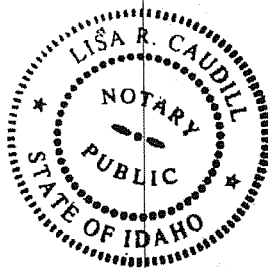
)
) ss.

County of Ada

)

On this 10th day of December, 2013, before me, Lisa R. Caudill,
a Notary Public in and for said State, personally appeared James L. Jewett, known or identified
to me to be the President of Bittercreek Meadows Water & Sewer Users Association, Inc., the
corporation that executed the within instrument or the person who executed the instrument on
behalf of said corporation, and acknowledged to me that such corporation executed the same.

IN WITNESS WHEREOF, I have hereunto set my hand and affixed my official seal the
day and year in this certificate first above written.



Lisa R. Caudill

Notary Public for Idaho

Residing at

My commission expires

Boise, ID

6-11-15

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WATER RESOURCES
WESTERN REGION

SCHEDULE I

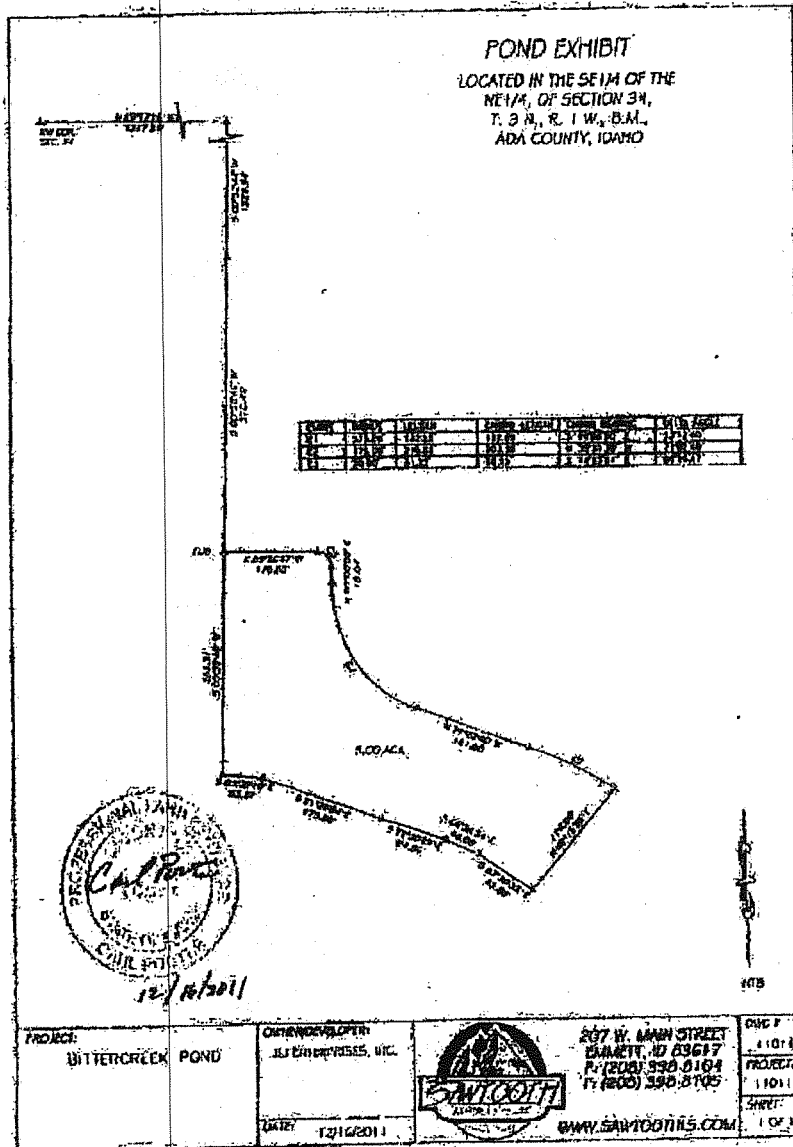
PARCEL A:

LOT 7 IN BLOCK 1 OF AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 95 OF PLATS AT PAGES 11732 THROUGH 11735, RECORDS OF ADA COUNTY, IDAHO.

PARCEL B:

A PORTION OF LOT 15 IN BLOCK 1 OF AMENDED PLAT OF BITTERCREEK MEADOWS SUBDIVISION, ACCORDING TO THE PLAT THEREOF, FILED IN BOOK 95 OF PLATS AT PAGES 11732 THROUGH 11735, RECORDS OF ADA COUNTY, IDAHO, LOCATED IN THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER, OF SECTION 34, TOWNSHIP 3 NORTH, RANGE 1 WEST, BOISE MERIDIAN, ADA COUNTY, IDAHO, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE NORTHWEST CORNER OF SAID SECTION 34;
THENCE SOUTH 89°17'16" EAST, COINCIDENT WITH THE NORTH LINE OF SAID SECTION 34, A DISTANCE OF 1317.56 FEET TO THE NORTHEAST CORNER OF THE NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SAID SECTION 34;
THENCE SOUTH 0°52'44" WEST, COINCIDENT WITH THE EAST LINE OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 1328.54 FEET TO THE SOUTHEAST CORNER OF SAID NORTHWEST QUARTER OF THE NORTHWEST QUARTER;
THENCE SOUTH 0°52'46" WEST, COINCIDENT WITH THE WEST LINE OF SAID SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 376.45 FEET TO THE POINT OF BEGINNING;
THENCE CONTINUING SOUTH 0°52'46" WEST, COINCIDENT WITH SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, A DISTANCE OF 288.31 FEET;
THENCE LEAVING SAID WEST LINE OF THE SOUTHEAST QUARTER OF THE NORTHWEST QUARTER OF SECTION 34, SOUTH 83°37'10" EAST, 55.37 FEET;
THENCE SOUTH 71°29'04" EAST, 173.98 FEET;
THENCE SOUTH 72°30'29" EAST, 94.36 FEET;
THENCE SOUTH 66°34'34" EAST, 48.08 FEET;
THENCE SOUTH 57°30'33" EAST, 85.85 FEET;
THENCE NORTH 42°15'35" EAST, 174.08 FEET, TO THE BEGINNING OF A NON-TANGENT CURVE;
THENCE 132.58 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 13°12'40", A RADIUS OF 575.00 FEET, SUBTENDED BY A CHORD BEARING NORTH 64°26'20" WEST, 132.29 FEET;
THENCE NORTH 71°02'40" WEST, 161.80 FEET, TO THE BEGINNING OF A TANGENT CURVE;
THENCE 216.99 FEET ALONG THE ARC OF SAID CURVE TO THE RIGHT, WITH A CENTRAL ANGLE OF 71°02'40", A RADIUS OF 175.00 FEET SUBTENDED BY A CHORD BEARING NORTH 35°31'20" WEST, 203.36 FEET;
THENCE NORTH 0°00'00" WEST, 18.04 FEET, TO THE BEGINNING OF A TANGENT CURVE;
THENCE 31.22 FEET ALONG THE ARC OF SAID CURVE TO THE LEFT, WITH A CENTRAL ANGLE OF 89°26'47", A RADIUS OF 20.00 FEET SUBTENDED BY A CHORD BEARING NORTH 44°43'24" WEST, 28.15 FEET;
THENCE NORTH 89°26'47" WEST 128.85 FEET TO THE POINT OF BEGINNING.



Parcel C

That certain easement granted to Grantor pursuant to that certain Corrected Grant of Easement recorded as Instrument No. 112000422 in the official records of Ada County, Idaho, described as follows:

A easement for an existing sewer line, being 10 feet left and 10 feet right of the following described centerline, and located in the SW1/4 of the NE1/4, and the SE 1/4 of the NW1/4, of Section 34, T. 3 R. 1 W., B.M., Ada County, Idaho, more particularly described as follows:

COMMENCING at the northeast corner of said Section 34;

Thence North 89°18'18" West, coincident with the north line of said Section 34, a distance of 1307.13 feet to the northeast corner of the Amended Plat of Bittercreek Meadows Subdivision, as shown in Book 95 of Plats on Page 11732 through 11735, Ada County Records;

Thence South 0°38'53" West, coincident with the east line of said Amended Plat of Bittercreek Meadows Subdivision, 1325.77 feet to the southeast corner of said Amended Plat of Bittercreek Meadows Subdivision;

Thence North 89°21'00" West, coincident with the south line of said Amended Plat of Bittercreek Meadows Subdivision, 319.51 feet to the POINT OF BEGINNING;

Thence leaving said south line of Amended Plat of Bittercreek Meadows, South 0°38'53" West, 154.4 feet;

Thence South 31°38'54" West, 90.10 feet;

Thence South 57°38'53" West, 90.00 feet;

Thence South 82°38'53" West, 90.00 feet;

Thence North 81°21'07" West, 295.80 feet;

Thence South 82°38'53" West, 133.01 feet;

Thence South 69°38'53" West, 220.98 feet;

Thence South 86°59'51" West, 856.23 feet;

Thence North 64°14'34" West, 318.94 feet to the POINT OF TERMINUS.

Together with and subject to covenants, easements and restrictions of record.

Carl Porter
End Description



P.L.S. 14221

JAN 09 2014

WATER RESOURCES REGION

PK 45 11782

AMENDED PLAT OF
BITTERCREEK MEADOWS SUBDIVISION
PART OF THE W 1/2 OF THE NE 1/4 AND THE SE 1/4 OF THE NW 1/4
AND THE S 1/2 OF SECTION 34, T. 3 N., R. 1 W., B.M.
CITY OF MERIDIAN, ADA COUNTY, IDAHO



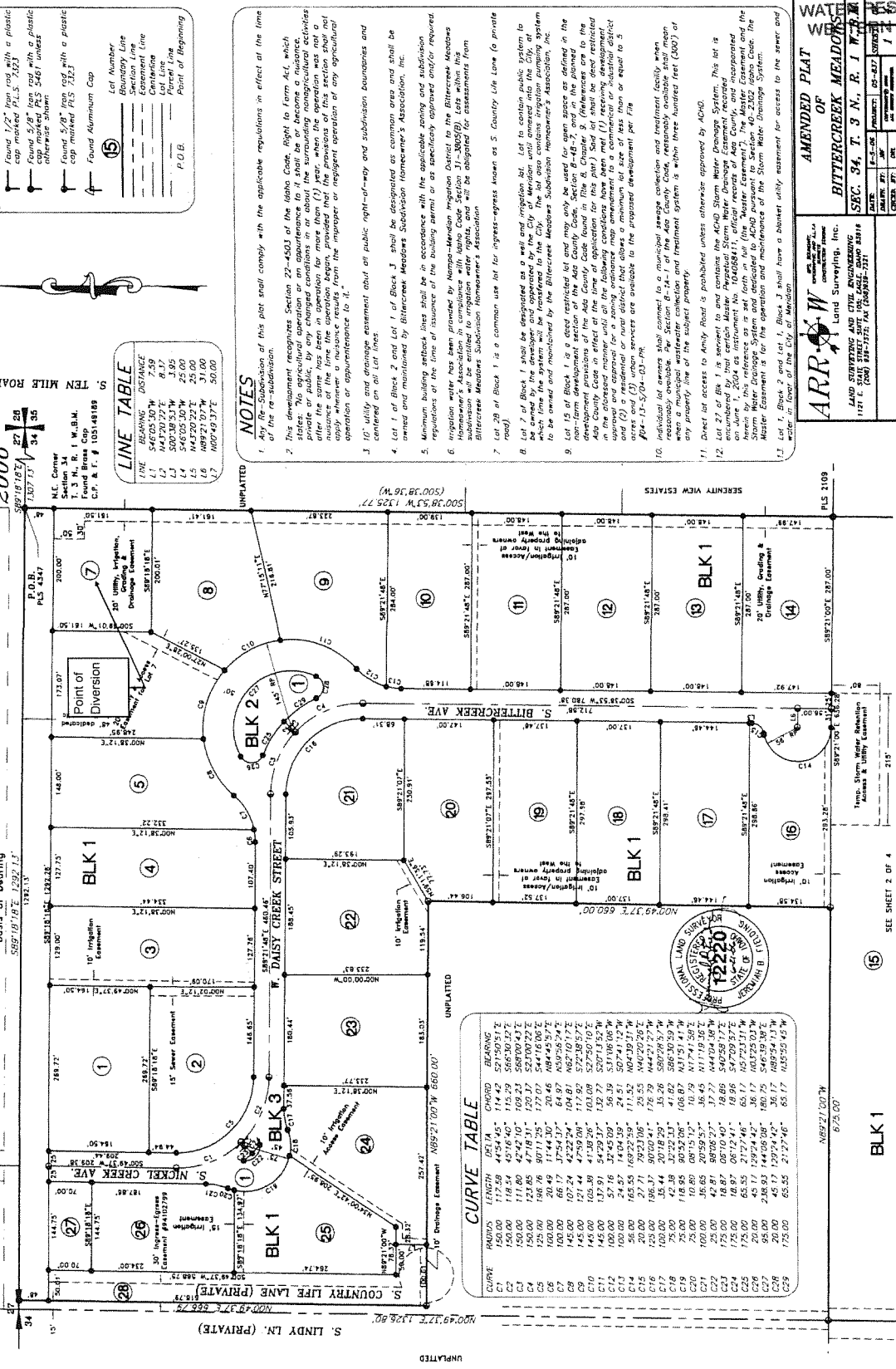
N. 1/4 Corner
Section 34
T. 3 N., R. 1 W., B.M.
C.P. & F. # 89121824

BITTERCREEK HEIGHTS SUBDIVISION NO. 1
W. AMITY ROAD
Base of Bearing
S89°16'18"E 1392.15'

UNPLATTED
2006

UNPLATTED
2006

UNPLATTED
2006



LINE TABLE

LINE	BEARING	DISTANCE
1	S46°02'50"W	7.59
2	N89°16'18"E	1392.15
3	S89°16'18"E	1392.15
4	S46°02'50"W	7.59
5	N43°20'22"E	25.00
6	N89°16'18"E	1392.15
7	N43°20'22"E	25.00
8	N89°16'18"E	1392.15

- NOTES**
- Any lot within this plat shall comply with the applicable regulations in effect at the time of the re-subdivision.
 - This development recognizes Section 22-4503 of the Idaho Code, Right to Farm Act, which states: "No agricultural operation or an appearance to it shall be or become a nuisance... if the same has been in operation for more than (1) year; when the operation was not a nuisance at the time the operation began, provided that the provisions of this section shall not apply whenever a nuisance results from the improper or negligent operation of any agricultural operation or appearance to it."
 - 10' utility and drainage easement about all public right-of-way and subdivision boundaries and centered on all lot lines.
 - Lot 1 of Block 2 and Lot 1 of Block 3 shall be designated as common area and shall be owned and maintained by Bittercreek Meadows Subdivision Homeowner's Association, Inc.
 - Minimum building setbacks shall be in accordance with the applicable zoning and subdivision regulations of the time of issuance of the building permit or as specifically approved on/for required.
 - Irrigation water has been provided by Nampa-Meridian Irrigation District to the Bittercreek Meadows Homeowner's Association in compliance with Idaho Code Section 31-300(b). Lots within this subdivision shall be subject to the same water rights and shall be designated for assessments from Bittercreek Meadows Subdivision Homeowner's Association.
 - Lot 28 of Block 1 is a common use lot for ingress-egress known as S. Country Life Lane (a private road).
 - Lot 7 of Block 1 shall be designated as a park and recreation lot. Lot to contain public system to be owned and maintained by the City of Meridian. The lot also contains irrigation pumping system to be owned and maintained by the Bittercreek Meadows Subdivision Homeowner's Association, Inc.
 - Lot 15 of Block 1 is a deer restricted lot and may only be used for open space as defined in the non-form development section of the Ada County Code. The lot shall be owned by the Bittercreek Meadows Homeowner's Association. The lot shall be subject to the same water rights and shall be designated for assessments from the Bittercreek Meadows Homeowner's Association.
 - Lot 15 of Block 1 is a deer restricted lot and may only be used for open space as defined in the non-form development section of the Ada County Code. The lot shall be owned by the Bittercreek Meadows Homeowner's Association. The lot shall be subject to the same water rights and shall be designated for assessments from the Bittercreek Meadows Homeowner's Association.
 - Lot 15 of Block 1 is a deer restricted lot and may only be used for open space as defined in the non-form development section of the Ada County Code. The lot shall be owned by the Bittercreek Meadows Homeowner's Association. The lot shall be subject to the same water rights and shall be designated for assessments from the Bittercreek Meadows Homeowner's Association.
 - Individual lot owners shall connect to a municipal sewage collection and treatment facility when reasonably available. The lot shall be subject to the same water rights and shall be designated for assessments from the Bittercreek Meadows Homeowner's Association.
 - Direct lot access to Amity Road is prohibited unless otherwise approved by ACAD.
 - Lot 21 of Block 1 is subject to and contains the ACAD Storm Water Drainage System. This lot is encumbered by that certain Master Perpetual Storm Water Drainage Easement, recorded on June 1, 2004 as Instrument No. 144884 (the "Master Easement"). The Master Easement and the Storm Water Drainage System are dedicated to ACAD pursuant to Section 40-2302 Idaho Code. The Master Easement is for the operation and maintenance of the Storm Water Drainage System.
 - Lot 1, Block 2 and Lot 1, Block 3 shall have a blanket utility easement for access to the sewer and water in favor of the City of Meridian.

CURVE TABLE

CURVE	RADIUS	CHORD	DELTA	BEARING
C1	150.00	117.59	47°54'45"	52°15'05"E
C2	150.00	117.59	47°54'45"	52°15'05"E
C3	150.00	117.59	47°54'45"	52°15'05"E
C4	150.00	117.59	47°54'45"	52°15'05"E
C5	150.00	117.59	47°54'45"	52°15'05"E
C6	150.00	117.59	47°54'45"	52°15'05"E
C7	150.00	117.59	47°54'45"	52°15'05"E
C8	150.00	117.59	47°54'45"	52°15'05"E
C9	150.00	117.59	47°54'45"	52°15'05"E
C10	150.00	117.59	47°54'45"	52°15'05"E
C11	150.00	117.59	47°54'45"	52°15'05"E
C12	150.00	117.59	47°54'45"	52°15'05"E
C13	150.00	117.59	47°54'45"	52°15'05"E
C14	150.00	117.59	47°54'45"	52°15'05"E
C15	150.00	117.59	47°54'45"	52°15'05"E
C16	150.00	117.59	47°54'45"	52°15'05"E
C17	150.00	117.59	47°54'45"	52°15'05"E
C18	150.00	117.59	47°54'45"	52°15'05"E
C19	150.00	117.59	47°54'45"	52°15'05"E
C20	150.00	117.59	47°54'45"	52°15'05"E
C21	150.00	117.59	47°54'45"	52°15'05"E
C22	150.00	117.59	47°54'45"	52°15'05"E
C23	150.00	117.59	47°54'45"	52°15'05"E
C24	150.00	117.59	47°54'45"	52°15'05"E
C25	150.00	117.59	47°54'45"	52°15'05"E
C26	150.00	117.59	47°54'45"	52°15'05"E
C27	150.00	117.59	47°54'45"	52°15'05"E
C28	150.00	117.59	47°54'45"	52°15'05"E
C29	150.00	117.59	47°54'45"	52°15'05"E
C30	150.00	117.59	47°54'45"	52°15'05"E

AMENDED PLAT OF BITTERCREEK MEADOWS
SBC. 34, T. 3 N., R. 1 W., B.M.
LAND SURVEYING AND CITY ENGINEERING
1121 E. 2100 STREET SUITE 100, CAGLE, IDAHO 83418
PHONE: 844-1525 FAX: 844-088-2311

ARR & W
Land Surveying, Inc.
1121 E. 2100 STREET SUITE 100, CAGLE, IDAHO 83418
PHONE: 844-1525 FAX: 844-088-2311

WATER RESOURCES REGION

RECORDING REQUESTED BY AND
WHEN RECORDED RETURN TO:

James L. Jewett
BMWSUA
2040 S. Eagle Road
Meridian, ID 83642

ADA COUNTY RECORDER Christopher D. Rich
BOISE IDAHO 10/12/11 12:27 PM
DEPUTY Bonnie Oberbillig
RECORDED - REQUEST OF
Meridian City

AMOUNT .00 2



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WATER RESOURCES
WESTERN REGION

(Space Above For Recorder's Use)

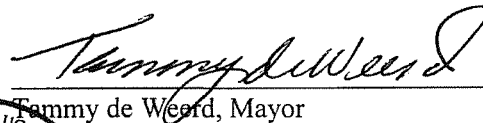
CORRECTION QUITCLAIM DEED

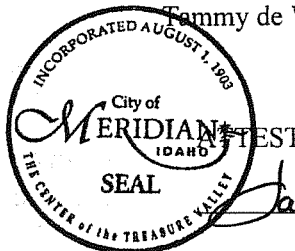
For good and valuable consideration the receipt of which is hereby acknowledged, The City of Meridian, an Idaho Municipal Corporation ("Grantor"), does hereby release and forever quitclaim unto the Bittercreek Meadows Water and Sewer Users Association ("Grantee"), whose address is 2040 S. Eagle Road, Meridian ID 83642, and its heirs and assigns forever, all right, title and interest which Grantor now has or may hereafter acquire in the following described real property situated in Ada County, State of Idaho, to-wit:

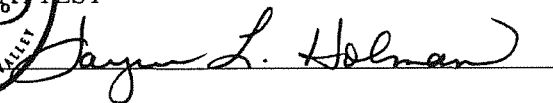
Lot 7, Block 1 of the Amended Plat of Bittercreek Meadows Subdivision recorded with the Ada County recorder's office as Instrument No. 106102994 on or about the 27th day of June, 2006 together with Water Right No. 63-31957 to be used for public water supply purposes for the Bittercreek Meadows Subdivision

TO HAVE AND TO HOLD, all and singular the said real property, together with all appurtenances, tenements, hereditaments, reversions, remainders, rents, issues, profits, rights-of-way, and water rights in anywise appertaining to the real property herein described, as well in law as in equity, unto Grantee, and to its heirs and assigns forever.

WITNESS the hand of said Grantor this 11th day of October, 2011.


Tammy de Weerd, Mayor




Jayne L. Holman

QUITCLAIM DEED-1

BITTERCREEK WELL LOT